

146.0

0005

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
864,700 / 864,700

USE VALUE:

864,700 / 864,700

ASSESSED:

864,700 / 864,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		NEWPORT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CAYER MICHAEL J	
Owner 2:	CAYER KIMBERLY E	
Owner 3:		

Street 1:	191 NEWPORT STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

St/Prov:	Cntry:	Own Occ:	Y
Postal:		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:	
Twn/City:	

St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains 6,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1668 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6680		Sq. Ft.	Site		0	80.	0.93	9									496,319						496,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6680.000	368,400		496,300	864,700			96318
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/06/08		

PREVIOUS ASSESSMENT

Parcel ID								
146.0-0005-0020.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	368,500	0	6,680.	496,300	864,800	864,800
2019	101	FV	276,800	0	6,680.	465,300	742,100	742,100
2018	101	FV	276,800	0	6,680.	384,600	661,400	661,400
2017	101	FV	276,800	0	6,680.	353,600	630,400	630,400
2016	101	FV	276,800	0	6,680.	322,600	599,400	599,400
2015	101	FV	262,300	0	6,680.	316,400	578,700	578,700
2014	101	FV	262,300	0	6,680.	294,100	556,400	556,400
2013	101	FV	262,300	0	6,680.	279,800	542,100	542,100

TAX DISTRICT									PAT ACCT.									
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes								
TOBIASON KARL	26262-36		4/26/1995			266,000	No	No	Y									

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
8/24/2015	1154	New Wind	3,930	8/24/2015				Replace 9 windows.	11/23/2015	Permit Insp	PC	PHIL C							
6/16/2006	480	Dormers	156,000			G7	GR FY07	ADDITION PER PLANS	11/6/2008	Meas/Inspect	189	PATRIOT							
5/7/1998	264	Redo Kit	2,500					REMODEL KITCHEN	1/14/2000	Inspected	263	PATRIOT							
									11/20/1999	Measured	153	PATRIOT							
									2/1/1992		PM	Peter M							

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating: Good	BSMT SINK.																			
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix: 1	Rating: Average																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																			
Grade: C - Average				Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1																					
Year Blt: 1931	Eff Yr Blt:			A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																					
Alt LUC:	Alt %:			Fpl: 1	Rating: Average	Other																					
Jurisdct:	Fact: .			WSFlue: 1	Rating:	Upper																					
Const Mod:				Floor:				Lvl 2																			
Lump Sum Adj:				% Own:				Lvl 1																			
				Name:				Lower																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional: %	Economic: %	Exterior:	No Unit	RMS	BRS	FL															
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %	Override: %	Special: %		Kitchen: 1998	Baths: %	Interior:	1	7	3																
Bsmnt Flr: 12 - Concrete	Subfloor: %	Total: 18.6 %		Override: %		Plumbing: %	Electric: %	Additions:																			
Bsmnt Gar: 2	Electric: 3 - Typical	Total: 18.6 %		General: %		Heating: %		Totals	1	7	3																
CALC SUMMARY				COMPARABLE SALES																							
Basic \$ / SQ: 130.00 Size Adj.: 1.27949643 Const Adj.: 0.98990101 Adj \$ / SQ: 164.655 Other Features: 114000 Grade Factor: 1.00 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 452639 Depreciation: 84191 Depreciated Total: 368448				Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: Before Depr: 164.65 Special Features: 0 Val/Su Net: 127.52 Final Total: 368400 Val/Su SzAd: 220.86																							
MOBILE HOME				Make: Model: Serial #: Year: Color:				PARCEL ID 146-0-0005-0020.0				IMAGE				AssessPro Patriot Properties, Inc											
SPEC FEATURES/YARD ITEMS																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
More: N				Total Yard Items:				Total Special Features:				Total:															


